Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.160 AMARAVATI, FRIDAY , FEBRUARY 23, 2018 **G.1089**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

CHANGE OF LAND USE FROM INDUSTRIAL USE TO RESIDENTIAL USE TO AN EXTENT OF Ac.7.04 CENTS IN R.S.No.240/1A1, 1A2, 2A, 241/1A, 242/3, 4 OF MANDAPETA MUNICIPALITY AS APPLIED BY SMT. S. RAMANI, MD, RAJKUMARI DEVELOPERS

[G.O.Ms.No.80, Municipal Administration & Urban Development (H2) Department, 22nd February, 2018]

APPENDIX

NOTIFICATION

The following variation to the Mandapeta General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.481 MA., dated:19.09.2000 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.240/1A1, 1A2, 2A, 241/1A, 242/3,4 to an extent of Ac.7.04 cents of Mandapeta Municipality. The boundaries of which are shown in the schedule hereto and which is earmarked for Industrial use in the General Town Planning Scheme (Master plan) of Mandapeta sanctioned in G.O.Ms.No.481, MA., Dated:19.09.2000 is now designated for Residential use by variation of change of land use based on the Council Resolution No.885/2016, dated:27.07.2016 as marked "A to P" in the revised part proposed land use map G.T.P.No.40/2017/R available in the Municipal Office, Mandapeta town, **subject to the following conditions that:**

1. The applicant shall provide 9.0 m buffer towards North, East and Western sides of the site under reference.

2. The applicant shall maintain required buffer on the site abutting to Bodhi on Southern side as per G.O.Ms.No.119, MA, dated:28.03.2017 while taking development permission.
3. The applicant has to construct a culvert across the water body to connect the site under reference to R&B Road by taking prior permission from Irrigation Department.
4. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Agricultural Lands in R.S.No.239,242 and 255.

East : Agricultural Lands in R.S.No.238

South : Existing Dwarapudi to Ramachandrapuram R&B Road and Bodhi

West : Agricultural Lands in R.S.No.242 and 243.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT